

City of Fort Worth, Texas

Mayor and Council Communication

DATE: 10/21/25M&C FILE NUMBER: M&C 25-0959

LOG NAME: 06GARDEN CITY HABITAT FOR HUMANITY

SUBJECT

(CD 6) Authorize the Waiver of Development-Related Fees in an Amount Up to \$12,491.00 Per Home for a Total Amount Not to Exceed \$1,099,132.00 in Support of a Housing Affordability Strategy Incentives Pilot Program for the Development of Trinity Habitat for Humanity’s Garden Springs Affordable Housing Development and Find that the Waiver of Development-Related Fees Serves a Public Purpose by Reducing the Development Costs for Providing Quality, Accessible, Affordable Housing for Low-Income Households, Under the Criteria of Affordability Defined by the U.S. Department Of Housing and Urban Development for Single-Family Housing and Adequate Controls are in Place to Ensure the Public Purpose is Met

RECOMMENDATION:

It is recommended that the City Council:

- 1. Authorize the waiver of development-related fees in an amount up to \$12,491.00 per home for a total amount not to exceed \$1,099,132.00 in support of a Housing Affordability Strategy Incentives Pilot Program for the development of Trinity Habitat for Humanity’s Garden Springs Affordable Housing Development; and
- 2. Find that the waiver of the development-related fees serves a public purpose by reducing the development costs for providing quality, accessible and affordable housing for low-income households, under the criteria of affordability defined by the U.S. Department of Housing and Urban Development for single-family housing, and adequate controls are in place to ensure the public purpose is met.

DISCUSSION:

In October 2023, the City Council adopted priorities outlined in the Fort Worth Neighborhood Conservation Plan and Housing Affordability Strategy, serving as a roadmap to create and preserve affordable housing in Fort Worth. The Housing Affordability Strategy noted that when the cost of building or preserving housing is high, developing affordable units is more challenging. Additionally, by reducing the cost of developing and preserving homes, the City and its partners can help developers increase the supply of affordable housing. Specifically, one of the strategies identified in the Housing Affordability Strategy was to offer development bonuses to incentivize affordable development. For purposes of this pilot program, the waiver of development-related fees is proposed to be modeled after the Neighborhood Empowerment Zone Program’s Basic Incentives Policy adopted by the City Council in February 2025 (Resolution No. 6056-02-2025). The program helps incentivize the development of affordable single-family home ownership opportunities in Fort Worth.

Pilot Partnership Project: Trinity Habitat for Humanity – Garden Springs Development

The City of Fort Worth has an opportunity to partner with Trinity Habitat for Humanity on a pilot project that will provide affordable, accessible housing for low-income families. This development will consist of 88 detached single-family homes, designed in compliance with the Americans with Disabilities Act (ADA) to ensure accessibility for residents with mobility challenges.

The City’s support is requested to help offset permit fees, land development, and construction costs, including related municipal fees. In addition to meeting a critical community need, this project will result in long-term benefits. Once built, the properties will generate new tax revenue for the City and create new affordable housing units for the City’s growing population.

The Garden Springs development will provide stable housing near schools, jobs, and vital community resources, helping families thrive and remain connected to opportunity. A municipal investment in this project would demonstrate Fort Worth’s commitment to expanding affordable housing and enhancing the quality of life for underserved residents, while addressing strategies identified in the Housing Affordability Strategy.

FEE TYPE
All Building Permit related Fees (including Plan Review, Inspections and trade permits)
Plat Application Fees (including Concept Plan, Preliminary Plat, Final Plat, Short Form Replat)
Board of Adjustment Application Fee
Demolition Fee
Structural Moving Fee
Community Facilities Agreement (CFA) Application Fees
Zoning Application Fee

Street and Utility Easement Vacation Application Fee
Ordinance Inspection Fee
Consent/Encroachment Agreement Application Fees
Transportation Impact Fee
Sign Permit Fees
Urban Forestry Application Fees

The fees presented in the chart above encompass all fees that qualify for waiver; this list is not inclusive of all fees that may apply to new residential construction. Fees for special services, such as simultaneous plan and plat review or expedited plan review will not be waived.

By partnering with Trinity Habitat for Humanity on this pilot project, the City of Fort Worth can help extend homeownership opportunities to families who would otherwise be unable to afford to live in the Garden Springs Area.

Trinity Habitat for Humanity has a proven track record of constructing affordable homes that fully comply with City of Fort Worth building codes. These homes have been strategically located in neighborhoods across Fort Worth, contributing positively to the community fabric and long-term neighborhood stability.

By approval of this Mayor & Council Communication, the City Council finds that the waiver of development-related fees for this pilot collaboration between the City and Trinity Habitat for Humanity serves a public purpose because it will reduce the development costs for providing quality, accessible, affordable housing for low-income households and addresses recommendations included in the Housing Affordability Strategy. The City Council finds that adequate contractual controls are in place to carry out such a public purpose.

A Form 1295 is not required because: This M&C does not request approval of a contract with a business entity.

FISCAL INFORMATION / CERTIFICATION:

The Director of Finance certifies that upon approval of the waiver, an estimated loss of up to \$1,099,132.00 in development-related fees could occur. This reduction in revenue will be incorporated into the long-term financial forecast upon the waiver being granted.

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Additional Information Contact: